020.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,028,200	/	1,028,200
USE VALUE:	1,028,200	/	1,028,200
ASSESSED:	1,028,200	/	1,028,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANNON MARK C/TRUSTEE
Owner 2:	HANNON SPY POND TRUST
Owner 3:	
Street 1:	119 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HANNON MARK C -
Owner 2:	-
Street 1:	119 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Clapboard Exterior and 2686 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8036.000	459,100	7,200	561,900	1,028,200
Total Card	0.184	459,100	7,200	561,900	1,028,200
Total Parcel	0.184	459,100	7,200	561,900	1,028,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.77 | /Parcel: 382.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 020.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,100	7200	8,036.	561,900	1,028,200		Year end	12/23/2021
2021	101	FV	445,500	7200	8,036.	561,900	1,014,600		Year End Roll	12/10/2020
2020	101	FV	445,300	7200	8,036.	561,900	1,014,400	1,014,400	Year End Roll	12/18/2019
2019	101	FV	307,300	7600	8,036.	727,200	1,042,100	1,042,100	Year End Roll	1/3/2019
2018	101	FV	307,300	7600	8,036.	462,800	777,700	777,700	Year End Roll	12/20/2017
2017	101	FV	307,300	7600	8,036.	423,100	738,000	738,000	Year End Roll	1/3/2017
2016	101	FV	307,300	7600	8,036.	343,800	658,700	658,700	Year End	1/4/2016
2015	101	FV	304,700	7900	8,036.	343,800	656,400	656,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANNON MARK C	50281-527		10/30/2007	Family	1	No	No		
BELAIR GEORGE H	24412-304		3/31/1994		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2010	39	Wood-Sto	2,266					WOOD BURNING FP IN
4/13/2006	269	Siding	28,000	C		G7	GR FY07	
2/16/1999	80	Manual	5,000					NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
11/6/1999	Inspected	266	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
1/26/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8036		Sq. Ft.	Site		0	85.	0.82	2									561,919						561,900	

USER DEFINED

Prior Id # 1:	14111
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 14111
GIS Ref:
GIS Ref:
Insp Date: 12/08/17
!1659!

PRINT: Date 12/29/21 Time 20:21:33

LAST REV: Date 08/19/19 Time 12:23:39 danam

PAT ACCT.: 1659

Patriot Properties Inc.

Total AC/HA:	0.18448	Total SF/SM:	8036	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	561,919	Spl Credit		Total:	561,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	20	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11530173
Const Adj.:	1.02242243
Adj $ / SQ:	148.240
Other Features:	105500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564037
Depreciation:	104911
Depreciated Total:	459126

COMMENTS

NO ATTIC. OF=XTRA SHOWER IN FBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

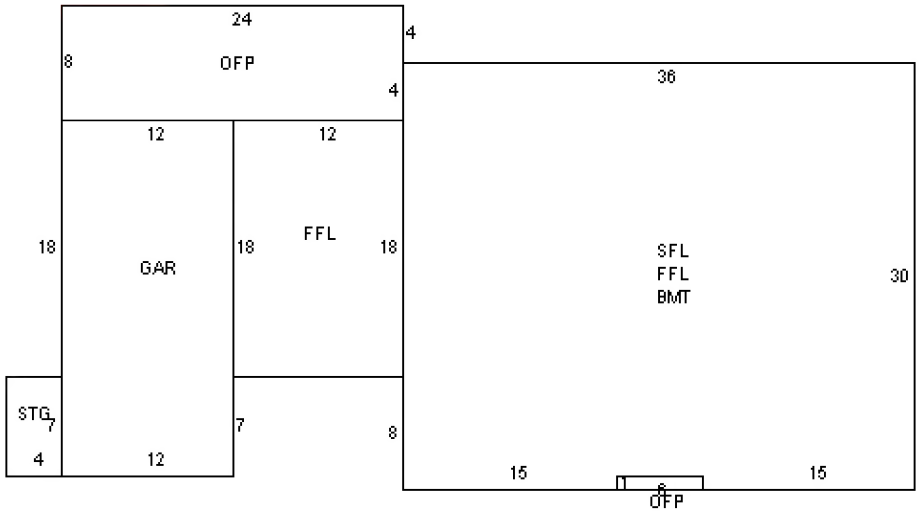
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.06
Special Features:	0	Val/Su Net:	119.03
Final Total:	459100	Val/Su SzAd	203.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,290	148.240	191,230
BMT	Basement	1,074	56.030	60,181
SFL	Second Floor	967	148.240	143,289
GAR	Garage	300	23.860	7,157
OFP	Open Porch	198	25.390	5,027
STG	Storage	28	13.440	376
Net Sketched Area:		3,857	Total:	407,260
Size Ad	2256.5999	Gross Area	3964	FinArea 2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	15X32	A	AV	1975	23.24	T	35.2	101			7,200			7,200

More:	N	Total Yard Items:	7,200	Total Special Featues:	Total: 7,200